003.0	0004	0015.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	909,600 / 909,600
					USE VALUE:	909,600 / 909,600
					ASSESSED:	909,600 / 909,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
55	-57	VARNUM ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	OLSON STIG TRUSTEE
Owner 2:	STIG OLSON /EDITH OLSON TRUST
Owner 3:	
Street 1:	55 VARNUM ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	OLSON STIG & EDITH M -
Owner 2:	-
Street 1:	55 VARNUM ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .114 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1924, having primarily Wood Shingle Exterior and 2473 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4950.000	454,800		454,800	909,600
Total Card	0.114	454,800		454,800	909,600
Total Parcel	0.114	454,800		454,800	909,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 367.81 | /Parcel: 367.81

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	3123
GIS Ref	
GIS Ref	
Insp Date	12/30/11

!311!

PREVIOUS ASSESSMENT

Parcel ID: 003.0-0004-0015.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	454,800	0	4,950.	454,800	909,600		Year end	12/23/2021
2021	104	FV	434,000	0	4,950.	454,800	888,800		Year End Roll	12/10/2020
2020	104	FV	434,100	0	4,950.	454,800	888,900	888,900	Year End Roll	12/18/2019
2019	104	FV	336,100	0	4,950.	483,200	819,300	819,300	Year End Roll	1/3/2019
2018	104	FV	336,100	0	4,950.	352,500	688,600	688,600	Year End Roll	12/20/2017
2017	104	FV	315,000	0	4,950.	307,000	622,000	622,000	Year End Roll	1/3/2017
2016	104	FV	315,000	0	4,950.	261,500	576,500	576,500	Year End	1/4/2016
2015	104	FV	280,300	0	4,950.	255,800	536,100	536,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	18:19:17

LAST REV

Date	Time
04/11/17	13:25:37
ekelly	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 311

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
OLSON STIG & ED	44489-406		1/18/2005	Family	1	No	No		
	10964-439		10/22/1965			No	No		N

USER DEFINED

Prior Id # 1:	3123
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/10/2014	182	Porch	28,000					

ACTIVITY INFORMATION

Date	Result	By	Name
6/10/2014	External Ins	PC	PHIL C
12/30/2011	Meas/Inspect	JBS	JOHN S
2/5/2009	Meas/Inspect	189	PATRIOT
9/23/1999	Meas/Inspect	267	PATRIOT
11/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4950		Sq. Ft.	Site		0	80.	1.15	1									454,802						454,800	

Total AC/HA:	0.11364	Total SF/SM:	4950	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	454,802	Spl Credit		Total:	454,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.07458544
Const Adj.:	0.98980200
Adj $ / SQ:	191.453
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	659174
Depreciation:	204344
Depreciated Total:	454830

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
1	6	2	
Totals			
2	11	4	

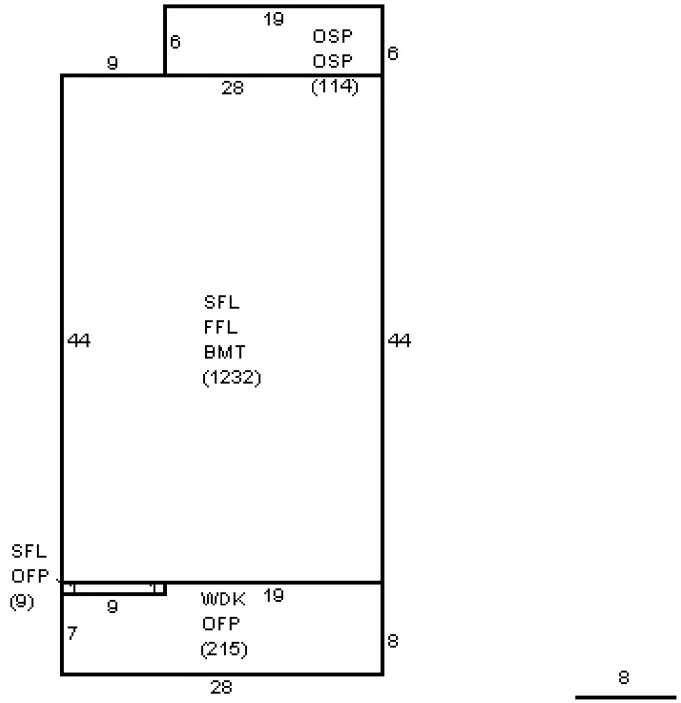
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	191.45
Special Features:	0	Val/Su Net:	104.03
Final Total:	454800	Val/Su SzAd	183.91

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,241	191.450	237,593
BMT	Basement	1,232	57.440	70,761
FFL	First Floor	1,232	191.450	235,870
OSP	Screen Porch	228	25.840	5,892
OFP	Open Porch	224	23.620	5,291
WDK	Deck	215	10.540	2,267

	Net Sketched Area:	4,372		Total:	557,674
Size Ad	2473	Gross Area	4372	FinArea	2473

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

003.0-0004-0015.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	